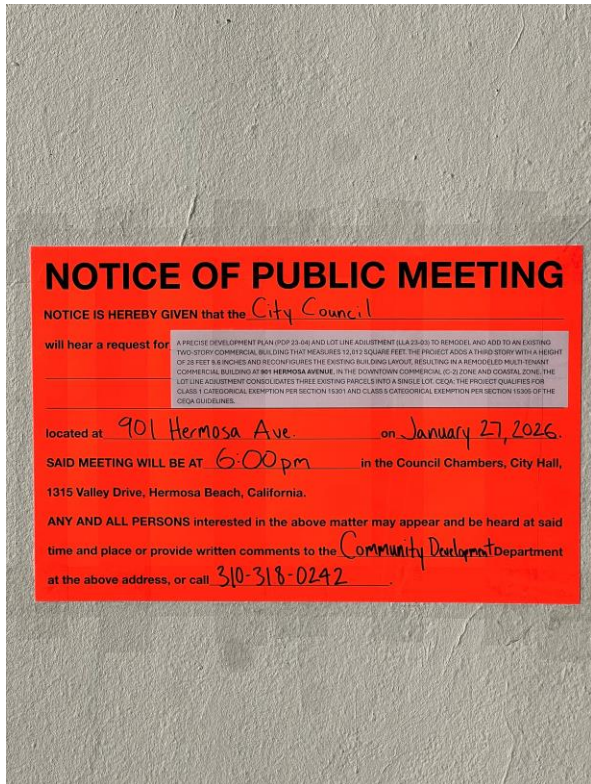


901 Hermosa- Public Notification Package





City of Hermosa Beach

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Hermosa Beach shall hold a public hearing on **Tuesday, January 27, 2026, at 6:00 p.m.** to consider the following:

1. A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AND ADD TO AN EXISTING TWO-STORY COMMERCIAL BUILDING THAT MEASURES 12,012 SQUARE FEET. THE PROJECT ADDS A THIRD STORY WITH A HEIGHT OF 28 FEET 9.6 INCHES AND RECONFIGURES THE EXISTING BUILDING LAYOUT, RESULTING IN A REMODELED MULTI-TENANT COMMERCIAL BUILDING AT **901 HERMOSA AVENUE**, IN THE DOWNTOWN COMMERCIAL (C-2) ZONE AND COASTAL ZONE. THE LOT LINE ADJUSTMENT CONSOLIDATES THREE EXISTING PARCELS INTO A SINGLE LOT. CEQA: THE PROJECT QUALIFIES FOR CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 AND CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CEQA GUIDELINES.
2. A ZONE TEXT AMENDMENT (25-03) AMENDING VARIOUS SECTIONS OF TITLE 17 OF THE HERMOSA BEACH MUNICIPAL CODE PERTAINING TO APPEAL PERIODS AND TRANSMISSION OF PLANNING COMMISSION'S RECORD TO CITY COUNCIL (**CITYWIDE**). CEQA: THE PROJECT IS EXEMPT FROM CEQA PER SECTION 15061(b)(3) OF THE CEQA GUIDELINES.

SAID PUBLIC MEETING is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, California 90254.

PUBLIC PARTICIPATION. See the meeting agenda for all public comment details and opportunities. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter. Information regarding the Americans with Disabilities Act of 1990, please visit the meeting agenda or contact the Office of the City Clerk at (310) 318-0204 or cityclerk@hermosabeach.gov.

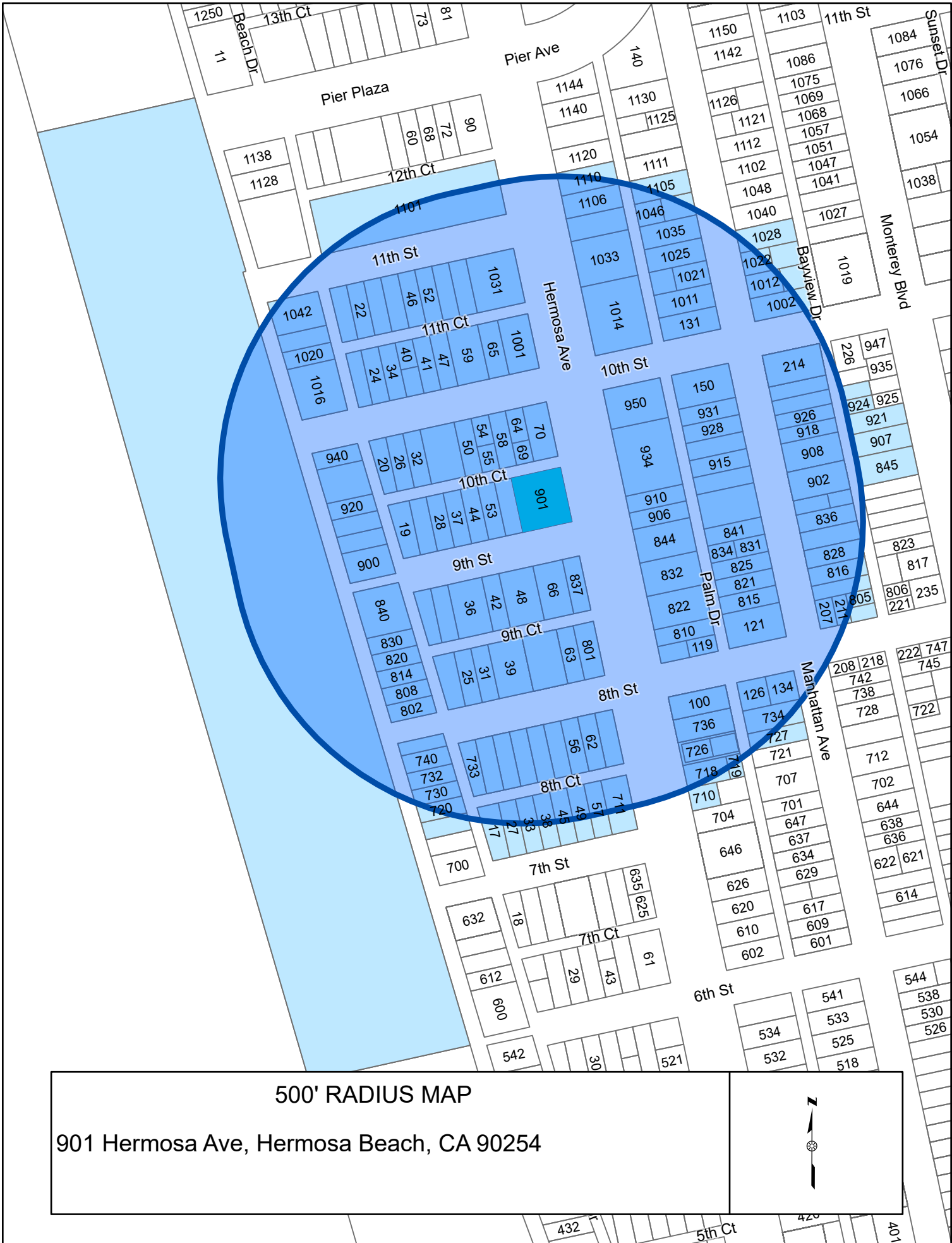
VIEWING OPTIONS are available on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues that are raised at or before the public hearing.

FOR FURTHER INFORMATION, please contact the City Clerk's Office at (310) 318-0204 or cityclerk@hermosabeach.gov. A copy of the agenda and staff report(s) will be viewable on the City's website 72 hours before the meeting at www.hermosabeach.gov/agenda. As a courtesy, the hearing can be viewed on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

Myra Maravilla
City Clerk

Easy Reader Inc/Redondo Beach News/January 15, 2026/HD26-003



Community Development Department

Planning Division Attn: KP
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

IMPORTANT PUBLIC NOTICE

901 Hermosa Ave., Hermosa Beach, CA 90254

Assessor Parcel Numbers: 4187-003-028

**City of Hermosa Beach
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, January 27, 2026, at 6:00 p.m.** to consider the following:

A PRECISE DEVELOPMENT PLAN (PDP 23-04) AND LOT LINE ADJUSTMENT (LLA 23-03) TO REMODEL AND ADD TO AN EXISTING TWO-STORY COMMERCIAL BUILDING THAT MEASURES 12,012 SQUARE FEET. THE PROJECT ADDS A THIRD STORY WITH A HEIGHT OF 28 FEET 9.6 INCHES AND RECONFIGURES THE EXISTING BUILDING LAYOUT, RESULTING IN A REMODELED MULTI-TENANT COMMERCIAL BUILDING AT **901 HERMOSA AVENUE**, IN THE DOWNTOWN COMMERCIAL (C-2) ZONE AND COASTAL ZONE. THE LOT LINE ADJUSTMENT CONSOLIDATES THREE EXISTING PARCELS INTO A SINGLE LOT. CEQA: THE PROJECT QUALIFIES FOR CLASS 1 CATEGORICAL EXEMPTION PER SECTION 15301 AND CLASS 5 CATEGORICAL EXEMPTION PER SECTION 15305 OF THE CEQA GUIDELINES.

SAID PUBLIC MEETING is open to the public and being held in-person in the City Hall Council Chambers located at 1315 Valley Drive, Hermosa Beach, California 90254.

PUBLIC PARTICIPATION. See the meeting agenda for all public comment details and opportunities. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter. Information regarding the Americans with Disabilities Act of 1990, please visit the meeting agenda or contact the Office of the City Clerk at (310) 318-0204 or cityclerk@hermosabeach.gov.

VIEWING OPTIONS are available on Spectrum Channel 8, Frontier Channel 31, YouTube, Zoom, and/or the City's website.

IF YOU CHALLENGE the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the above-listed departments at, or prior to, the public meeting.

FOR FURTHER INFORMATION, please contact the Community Development Department - Planning at **(310) 318-0204** or **Planning@hermosabeach.gov** during regular business hours. A copy of the agenda and staff report(s) will be available for public review 72 hours in advance of the meeting on the City's website at www.hermosabeach.gov/agenda.

ALISON BECKER
COMMUNITY DEVELOPMENT DIRECTOR

AFFIDAVIT OF MAILING NOTICES

I, Denise Kaspar, being duly sworn, deposes and says: that I am a citizen of the United States, over the age of 18 years; that acting for the County of Orange on the 14th day of January, 2026, that I deposited 723 notices as described below in the United States Post Office, a Public Hearing Notice, a copy of which is attached hereto, with postage thereon prepaid, addressed to the following persons at the addresses shown, to-wit:

(See list attached hereto and made part hereof)

that said persons are the property owners of said property who are entitled to a Public Hearing Notice:

APN: 4187-003-028

Subject: 901 HERMOSA AVE
HERMOSA BEACH CA 90254-4457

that on said day there was regular communication by United States Mail to the addresses shown above.


Denise Kaspar

Zoning Map

City Council Meeting

January 27, 2026



Description

703 Pier Ave

APN: 4185-001-015

Zone: SPA-8 Specific Planning Area 8

Conditional Use Permit (CUP 25-16)

-  R-1 Single Family Residential
-  R-1A Limited Single-Family Residential
-  R-2 Two Family Residential
-  R-2B Limited Multiple Family Residential
-  R-3 Multiple Family Residential
-  R-P Residential-Professional
-  RPD Residential Planned Development
-  R-3PD Multiple Family Planned Development
-  C-1 Neighborhood Commercial
-  C-2 Downtown Commercial
-  C-3 General Commercial
-  M-1 Light Manufacturing
-  OS Open Space
-  OS-1 Restricted Open Space
-  OS-2 Restricted Open Space
-  OS-O Open Space Overlay
-  MHP Mobile Home Park
-  SPA Specific Plan Area (Residential)
-  SPA Specific Plan Area (Commercial)
-  -HE Housing Element Overlay
-  500' Notification Radius

